

WALPOLE ZONING BOARD OF APPEALS MINUTES OF SEPTEMBER 18, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, September 18, 2019 at 7:00 PM in the Main Meeting Room at Walpole Town Hall. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chairman; Bob Fitzgerald, Clerk; Rick Merrikin, Member; Drew Delaney, Associate Member.

Also Present: George Pucci (Town Counsel); Chris Alphen (BBH Law- 40B Consultant); Phil Paradis (BETA Group- peer reviewer)

7:05 PM Lee opened the meeting

Case No. 13-19, John Meleo, 7 Burrill St., Special Permit and/or Variance Request:

Lee opened the hearing, Attorney Michael Podolski was present on behalf of the Applicants, and explained to the Board that after the last hearing on 9/4/19, the abutters received informational packets regarding the changes to the proposed plans, and had a site walk on 9/17/19. It was also stated that a survey surrounding the residences was done to depict the surrounding area of the property in order to compare the size of the existing surrounding residences to the proposed house. The Applicants contractor was present and explained that since the first hearing, the ceiling heights have been lowered, along with a two foot reduction in the height of the roof of the garage. Lee opened the hearing for public input which included;

Dave Frizell of 293 Main St: stated that he recognizes the Applicant has made changes, however, still is in opposition of the size of the proposed house.

Minas Teloniatis of 315 Main St: Still in opposition due to the size of the proposed house, and submitted a letter to the Board, dated 9/17/19

William Ryan of 3 Spring Valley Dr.: in favor of the project.

Coffey made a motion to close, seconded by Murphy, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Coffey, Merrikin)

Coffey made a motion to grant the Special Permit based on the revised plans and renderings, with standard conditions in place, along with the condition that the cone of light shall not extend beyond the property line, seconded by Murphy, the motion carried 4-1-0 (Fitzgerald, Murphy, Coffey, Merrikin in favor; Lee opposed)

Case No. 15-19, Wall Street Development Corp, Burns Ave, 40B Comprehensive Permit:

Lee opened the hearing, Applicant Lou Petrozzi of Wall Street Development Corp was present, along with Rob Truax of GLM Engineering, George Pucci (Town Counsel), Chris Alphen (40B Consultant) and Phil Paradis of BETA Group (Peer review). Truax stated that the revised plans depict the reduction of (4) units, with 8 out of the now proposed 32 units being affordable instead of the original 9; the plans have the project drawn slightly back from the Riverfront Area, an increase in restoration area, revised stormwater management, proposed mitigation for invasive species and restoration of the 25 ft. buffer, addition of several parking spaces, and the addition of a proposed tree line for a buffer will be to come in a supplemental sheet. The Applicant provided the Fire Dept. with a turning radius plan for emergency vehicles, and Lee addressed the letter from the Fire Chief regarding the plan, dated 9/17/19. Petrozzi stated that he is willing to go over the comments with the Fire Dept. Phil Paradis of BETA explained that he has not reviewed the plan regarding the turning radius, and stated that there are still concerns with

buffer zones and screening. Paradis recommended that a detailed landscape plan be provided to the Board from the Applicant to review, and that the additional 4 parking spaces added on the revised plan are still inadequate for the project size proposed. Paradis recommends that the roadway design be conscious of the Town Engineers comments regarding pavement thickness, sidewalks, ADA ramps. With snow removal still a concern of the Board, Petrozzi stated that an HOA will be responsible for the removal and storage of snow. Alphen stated that condominium documents regarding snow removal can be linked to the 40B Comprehensive Permit. Landis Hershey, the Conservation Agent provided the Board with an update regarding status of the permitting process between the Applicant and Conservation Commission. It was stated that the difference in opinion of the degraded riverfront area remains, and that BETA has not reviewed the revised plans related to the Wetlands Protection Act due to the Applicant refusing to provide additional funds for further peer review. Hershey stated that the most recent plans regarding the restoration area along the riverfront and buffer is lacking detail and needs further review by the Commission, and therefore the Applicants next hearing with the Commission is on 9/25/19. Lee went over possible site specific draft conditions, including the conditions proposed by the Conservation Commission that were submitted. Alphen and Pucci are to gather all of the conditions mentioned during the hearing and submitted to the Board and draft a decision. Petrozzi requested an extension of time to close the public hearing until November 7, 2019, Murphy made a motion to accept the extension on time, seconded by Coffey, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Coffey, Merrikin). Alphen stated that a draft decision could be available for review by 10/9/19. Murphy made a motion to continue the hearing to November 6, 2019 at the Applicants request, seconded by Coffey, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Coffey, Merrikin)

Minutes: No minutes were reviewed or accepted at this time.

Coffey made a motion to adjourn, seconded by Murphy, the motion carried 6-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

The meeting adjourned at 10:20 PM

Accepted 12/4/19